

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARY JANE A MCCALMON

Located At 28 WHALEBOAT RD

Job ID: 2012-06-4269-ALTR

CBL: 393- I-003-001

has permission to Add farmers porch

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4269-ALTR

Located At: 28 WHALEBOAT RD CBL: 393- I-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling with an accessory dwelling unit. Any change of use shall require a separate permit application for review and approval.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

The carrying beam for the roof carrying the rafters must be 3- 2" x 10"-s.

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Building

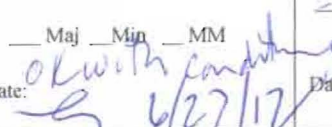

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City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-06-4269-ALTR	Date Applied: 6/15/2012	CBL: 393-1-003-001	
Location of Construction: 28 WHALEBOAT RD	Owner Name: JANET HUNNEWEL & DERECK WEBB	Owner Address: 28 WHALEBOAT RD PORTLAND, ME 04103	Phone: 749-6176 & 838-2988
Business Name:	Contractor Name: DONATELLO BUILDERS, INC. - LARRY	Contractor Address: P.O. BOX 684, PORTLAND, ME 04104	Phone: (207) 232-7220
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-2
Past Use: Single Family with an accessory dwelling unit approved 9/3/2010	Proposed Use: Same: a single family with an accessory dwelling unit - to add a front farmers porch 8' x 19' with roof	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: P-3 Type: SB Signature: JRC 09
Proposed Project Description: covered porch		Signature: 	
		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle	Zoning Approval		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date:  6/27/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2012 06 4269 66
R-2



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>28 Whaleboat Rd</u>		
Total Square Footage of Proposed Structure/Area <u>160 #</u>	Square Footage of Lot <u>14,155</u>	Number of Stories <u>ONE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>393</u> Block# <u>I003001</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>Janet Hunnewell/Derek Webb</u> Address <u>28 Whaleboat Rd</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>749-6176/838-2988</u>
Lessee/DBA RECEIVED JUN 15 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>Same</u> Address City, State & Zip	Cost of Work: \$ <u>5000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> with an Accessory D.U. approved If vacant, what was the previous use? _____ Proposed Specific use: <u>PORCH</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>A COVERED PORCH TO PROTECT ICE + WATER FALLING ON STEPS + SIDE WALK ALSO A PORCH TO SIT UNDER AND ENJOY THE OUTDOORS.</u>	Number of Residential Units: _____ <u>9/3/2010</u>	
Contractor's name: <u>DONATELLO BUILDERS INC.</u>		Email: <u>WINNFARM@MAINE.RR.COM</u>
Address: <u>P.O. BOX 684 PORTLAND, ME 04104</u>		Telephone: <u>207-232-7220</u>
City, State & Zip: <u>PORTLAND, ME 04104</u>		Telephone: <u>232-7220</u>
Who should we contact when the permit is ready: <u>Larry Donatello</u>		Telephone: _____
Mailing address: <u>PO BOX 684 Portland, Me 04103</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project additional information prior to the issuance of a permit. For further info applications visit the Inspections Division on-line at www.portlandmaine.com City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named proper and that I have been authorized by the owner to make this application as applicable laws of this jurisdiction. In addition, if a permit for work desc Official's authorized representative shall have the authority to enter all a the provisions of the codes applicable to this permit

Signature: Janet Hunnewell Date: _____

This is not a permit; you may not commence

6/27

all set
Thank you

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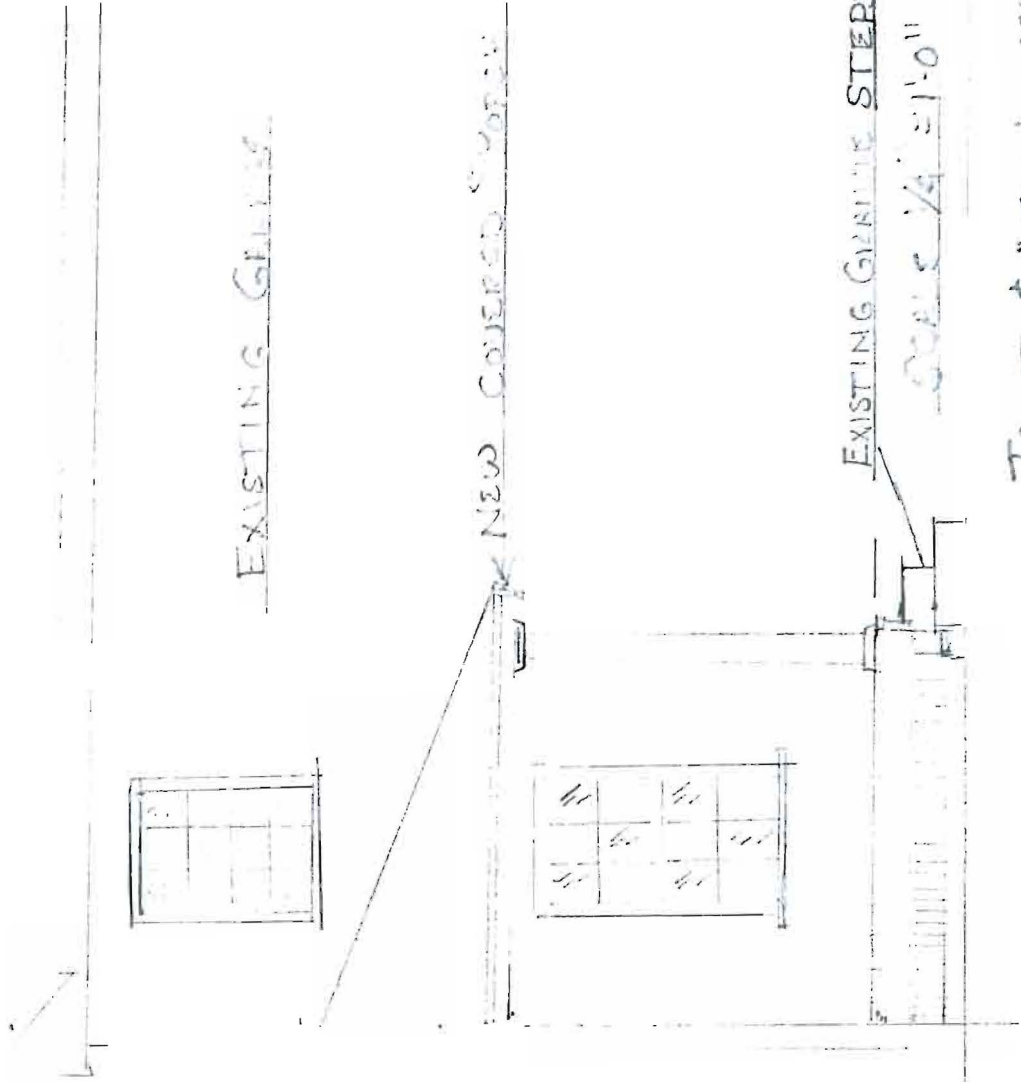
FRONT ELEVATION PLAN
COVERED PORCH



JANET & DEREK WEBB

SCALE 1/4" = 1'-0"

END PROJECT PLAN



EXISTING GLASS

NEW COVERED WALKWAY

EXISTING GRANITE STEPS

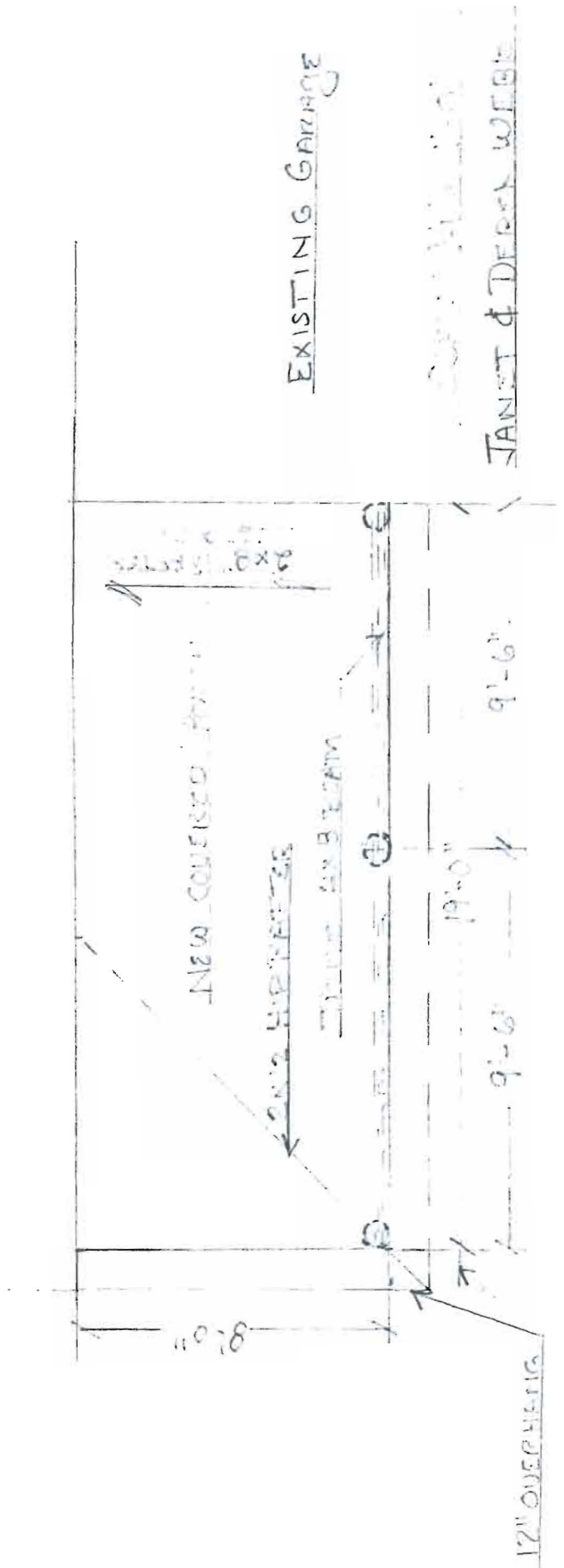
COVER 1/4" x 1'-0"

JANET & ...

EXISTING SIDING

FLOOR PLAN & ROOM STYLE
COVERED PORCH

EXISTING HOUSE



2x10" Header
Anchored to
House to Existing
Framing

4'4"

CROSS SECTION
COVERED PORCH

1/2" ASPHALT F.H.PLYWOOD

30YR ASPHALT SHINGLES

WATER PROOF SHEET

2x8 CEILING JOIST @ 16" OC

2x8 AND 2x6 BRACES ON EVERY
CEILING JOIST

TRIM 2x8 BEAM

SPACER BLOCK

2x8" Header 16" OC
16" SPACERS

3" TYPICAL GLASS STRUCTURE COLUMN

EXISTING
HOUSE

5 1/2" x 6" CEDAR DECKING

USE PT 1 1/2" x 1 1/2" LEDGER ON
SLOAN JOIST HANGERS

FLASHING
UNDER COLUM
TO HOUSE
EXTEND BELOW
LEDGER

TRIPLE 2x4 PT BEAR

2x8" Header 16" OC

GRADE LINE

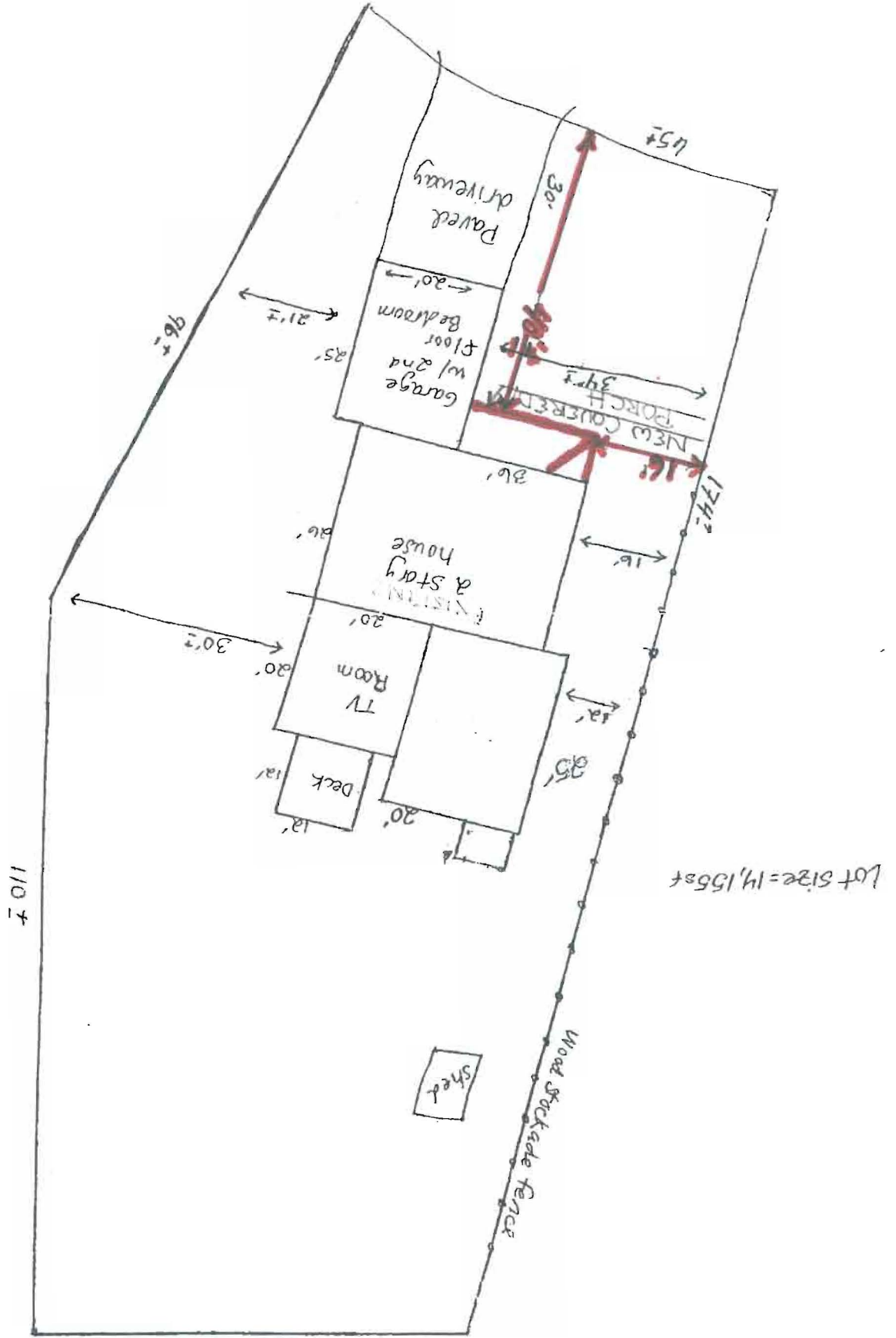
PT. 2x10 LEDGER NAIL
EVERY 16" BRAGERS TO
EXISTING HOUSE RIM

10" CONCRETE W/REINFORCING BARS

10" CONCRETE W/REINFORCING BARS
OR 6" TAPERED W/REINFORCING BARS

Scale 1/2" = 1'-0"

JANET E. DECKER ARCHT.





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Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number: 43209

Tender Amount: 70.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 6/18/2012

Receipt Number: 45081

Receipt Details:

Referance ID:	6928	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-06-4269-ALTR - covered porch			
Additional Comments: Janet Hunnewell			

Thank You for your Payment!